

UNDER
OFFER



14 Merestone Road, Hereford HR2 7PS

£205,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the city, a well maintained 3 bedroom house offering ideal first time buyer/family accommodation. The property which is in excellent decorative order has the added benefit of gas central heating, double glazing, a good sized rear garden, generously sized living accommodation and we recommend an internal inspection.

POINTS OF INTEREST

- *Outskirts of the city*
- *Well maintained terraced house*
- *2 reception rooms, fitted kitchen & utility*
- *Good size enclosed rear garden*
- *Ideal family home*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With partially double glazed entrance door through to the

Open Plan Reception Hall/Dining Room

With fitted carpet, under stair storage area, central heating thermostat, radiator, double glazed window to the front aspect, coved ceiling, picture rail, access to the kitchen, carpeted staircase to the first floor and door to the

Lounge

With fitted carpet, large double glazed window to the front aspect, dado rail, coved ceiling, radiator, fire surround with wall mounted electric fire and double glazed double French doors to the rear patio and garden.

Kitchen

With single drainer sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with tiled splash backs, radiator, tiled floor. double glazed window with blind overlooking the rear garden, space for appliances, recessed spotlighting, breakfast bar, display shelving and access to the

Utility Room/Rear Porch

With power and light points, double glazed window and door to the rear garden.

First Floor Landing

With fitted carpet, coved ceiling, built in airing cupboard also housing the gas central heating boiler.

Bedroom 1

With fitted carpet, radiator, decorative wall, coved ceiling, double glazed window to the front aspect, space for wardrobes and corner recess with hanging rail and cupboard below.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, coved ceiling, dado rail, access hatch to the loft space and arched recess with shelving.

Bedroom 3

With fitted carpet, radiator, double glazed window enjoying a pleasant outlook to the rear, picture rail, coved ceiling and built in single wardrobe.

Bathroom

Panelled bath with shower unit over and glazed screen, pedestal wash hand basin, vinyl flooring, double glazed window, tiled wall surround for easy maintenance, coved ceiling and extractor.

Separate WC

With low flush cistern and double glazed window.

Outside

The front garden has been landscaped for easy maintenance interspersed with a variety of flowers and shrubs and enclosed by fencing with a paved pathway leading to the front entrance door. There is potential to create off road parking subject to the necessary consent.

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space which leads on to the remainder of the garden which is mainly laid to lawn with a further paved patio area to the side and all enclosed by fencing and walling to maintain privacy. There is a useful outside garden tap and two garden sheds.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B - £1,889.10 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the A49 (Ross Road), after going over the Broadleys cross roads, turn right just before the next traffic lights onto Mayberry Avenue, first left onto Malbrook Road and then first left again into Merestone Road.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

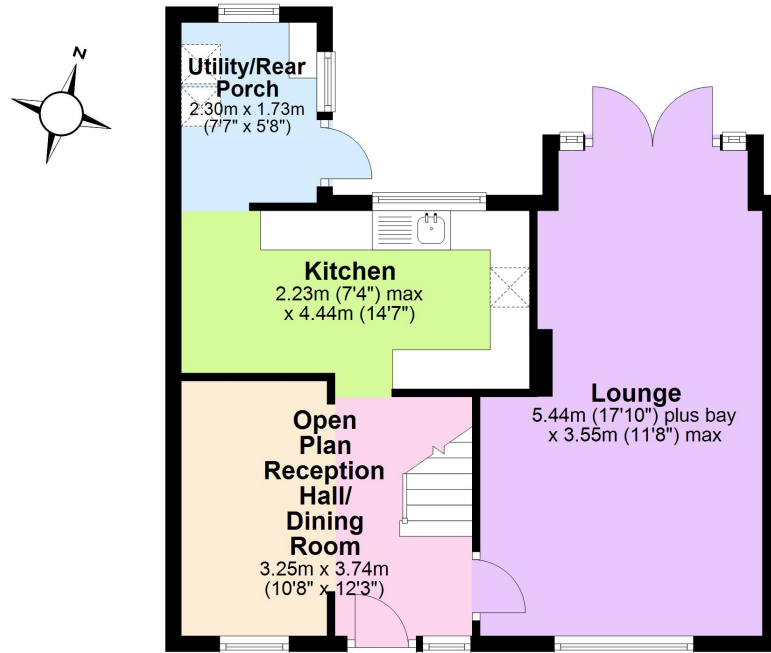
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

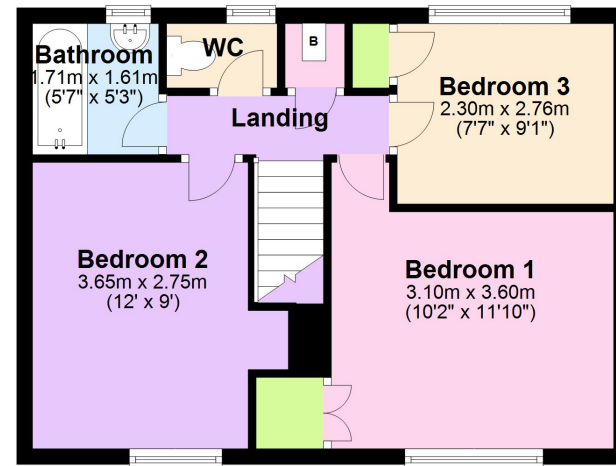
Ground Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 86.4 sq. metres (930.1 sq. feet)
14 Merestone Road, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	